



DOUG CONNALLY & ASSOCIATES, INC.

11545 PAGEMILL RD. #200 DALLAS, TEXAS 75243 • 458 HILLCREST SULPHUR SPRINGS, TEXAS 75482
PH 214-349-9485 FAX 214-349-2216 PH 903-438-1200
BUILDER DIVISION PH 214-342-4100 FAX 214-343-9213 FAX 903-438-1266

6/26/07

Brief Surveyor Report

To whom it may concern,

On May 17, 2006 Doug Connally and Associates was hired by Sotherby Homes to survey Lots 25 through 28, Block A, of Pearson Farms Phase 1A an addition to the City of Frisco, Denton County recorded in Cabinet W, Page 689, M.R.D.C.T. prepared by Jones and Boyd, Inc. Our crew found all 1/2 inch iron rods with yellow caps stamped "J and B" and they all measured the plat dimensions of 64 feet by 115 feet. At that time there were very few houses developed in this block. Over the next few months our crews went back and tied form boards for the foundation on each lot and produced Form Surveys showing that all the forms met the setback requirements as shown on the plat, mainly 7 foot side-yard. Again, over the next few months we went out and produced Final Surveys w/ grades for Sotherby, still using the same corners. In March of 2007, we were contacted by Sotherby Homes and they were contacted by another surveyor claiming that the irons used for Lots 25 through 28 are all incorrect and need to be moved 1.0 to the West. We sent out another crew to look for more information and they found centerline control and 1/2 inch iron rods with red caps stamped by the other surveyor that checked to the centerline. After reviewing the new information we have determined that the original irons that were used are in fact incorrect by using the centerline and now the existing houses on Lots 25 through 28 are not going to meet the 7 foot side yard setback. We recommend that a replat be filed or that variances be obtained for these lots. Please feel free to contact me at the Dallas Office.

Bryan Connally
R.P.L.S. 5513/ V.P.